



**TOWN OF MIDWAY  
PLANNING & ZONING BOARD MINUTES  
TUESDAY, MAY 29, 2018**

**MINUTES OF MIDWAY PLANNING & ZONING BOARD MEETING HELD ON TUESDAY,  
MAY 29, 2018 AT 5:00 P.M. AT MIDWAY TOWN HALL, 426 GUMTREE ROAD, MIDWAY,  
NORTH CAROLINA**

**CALL TO ORDER**

Chairman Jamie Hester called the meeting to order.

Planning & Zoning Board members present were: Charles Waddell, Jamie Hester, Carl Tuttle, LeeAnn Thomas and James W. Smith. Absent: None. Alternate: Vacant.

Interim Town Manager/Town Clerk Linda Hunt, Deputy Clerk Tammy Robertson, Davidson County Planner Scott Leonard and Davidson County Zoning Officer Lee Crook were present.

**APPROVAL OF MINUTES**

On motion by Board member LeeAnn Thomas, seconded by Board member Carl Tuttle, the Board voted unanimously to approve the April 24, 2018 minutes as presented.

**ADOPT AGENDA**

On motion by Board member Charles Waddell, seconded by Board member James Smith, the Board voted unanimously to adopt the agenda as presented.

**PUBLIC COMMENT PERIOD**

There were none.

**REGULAR BUSINESS**

**DISCUSSION – EXPANSION OF THE CORE COMMERCIAL OVERLAY DISTRICT**

At their Planning Board meeting held on February 27, 2018, Davidson County Planner Scott Leonard gave a power point presentation defining and illustrating different types of Mixed Use Developments located throughout Davidson County. Mixed Use Districts are intended to provide for the development of planned commercial sites that incorporate a mixture of retail, service, office, institutional and high density residential opportunities.

The Planning Board discussed extending the Town's Commercial Core Overlay District (CCOD) to allow for the development of Mixed Use Developments. In accordance with the Town's Zoning Ordinance, in order for a developer to apply for a permit to develop a Mixed Use Development, there has to be tracts of land available that are at least ten acres and accessible to public sewer. Currently, there are five tracts of land in the Town that would meet those requirements if included in the CCOD expansion. The Planning Board requested the concept of extending the CCOD to be presented to Town Council for their input.

At the regular Town Council meeting held on April 2, 2018, Council voted unanimously to: 1. Initiate a rezoning request to expand the CCOD as outlined by Davidson County Planner Scott Leonard; 2. Call for a public hearing to be held on Monday, June 4, 2018 at 7:00 p.m. at Town Hall to receive citizen input on the expansion of the CCOD. 3. Send to the Planning Board for review and recommendation on expansion of the CCOD.

At their meeting held on April 24, 2018, the Planning Board recommended that notices be mailed to the affected property owners in order to allow them the opportunity to voice their support and concerns at the Planning Board meeting on May, 29, 2018 at 5:00 p.m. at Town Hall before making a formal recommendation to the Town Council to extend the Town's CCOD.

Mr. Leonard informed the Planning Board that thirty-nine notices were mailed to adjoining property owners and five notices mailed to affected property owners a week ago. Mr. Leonard said that to date, he has only spoken with one individual. One letter was returned undeliverable by the post office but legal requirements had been met by the Davidson County Planning Department to inform the individual of the potential changes to the zoning of their land. The letter advises adjoining property owners that they are being notified because they own property adjacent to a piece of property that has been selected as a possible expansion of the Town's Overlay District. Nothing will change with the current status of their zoning district or tax value.

The Planning Board discussed each tract of land that could be included in the CCOD and made the following recommendations to the Town Council:

- Midway Township, Tax Map 13, Lot 41

On motion by Board member Charles Waddell, seconded by Board member James Smith, the Board voted unanimously to recommend to Town Council that Map 13, Lot 41 be rezoned and included in the expansion of the CCOD.

- Midway Township, Tax Map 21, Lot 4

On motion by Board member James Smith, seconded by Board member Charles Waddell, the Board voted unanimously to recommend to Town Council that the property be excluded from consideration into the CCOD.

- Midway Township, Tax Map 14, Lot 15

On motion by Board member Charles Waddell, seconded by Board member Carl Tuttle, the Board voted by a 4-0 vote to recommend to Town Council that the property be excluded from consideration into the CCOD. Voting in favor of the recommendation were Charles Waddell, LeeAnn Thomas, Jamie Hester and Carl Tuttle. James Smith abstained from voting.

- Midway Township, Tax Map 14, Lot 22

On motion by Board member LeeAnn Thomas, seconded by Board member James Smith, the Board voted unanimously to recommend to Town Council that the property be excluded from consideration into the CCOD.

- Midway Township, Tax Map 12, Lot 39

On motion by Board member LeeAnn Thomas, seconded by Board member Charles Waddell, the Board voted unanimously to recommend to Town Council that the property be excluded from consideration into the CCOD.

The Planning Board's recommendations will be presented to Council and a public hearing on the expansion of the CCOD will be held at Town Council's regular meeting on Monday, June 4, 2018.

**OTHER BUSINESS**

**ADJOURNMENT**

On motion by Board member Charles Waddell, seconded by Board member LeeAnn Thomas, the Board voted unanimously to adjourn the meeting at 5:40 p.m.

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Jamie Hester, Chairperson

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Tammy H. Robertson, Deputy Clerk